

General Information

Abstract of Assessment And Summary of Levies

Summary of Levies and Taxes

	Mill Levy	Tax Revenue
City & County of Denver		
General Fund	11.276	\$ 164,660,045
Bond Principal	7.433	108,541,869
Bond Interest	1.000	14,602,700
Social Services	3.835	56,001,354
Developmentally Disabled	1.010	14,748,727
Fire Pension	1.345	19,640,631
Police Pension	1.604	23,422,731
Capital Maintenance	2.528	36,915,626
Affordable Housing	0.500	7,301,350
Total	30.531	\$ 445,835,033
School District #1		
General Fund	41.013	\$ 598,900,534
Bond Redemption	9.383	137,017,134
Total	50.396	\$ 735,917,668
Urban Drainage & Flood Control District	0.620	\$ 9,053,674
Total General Taxes	81.547	\$ 1,190,806,375
Total Special District Taxes		62,320,800
Grand Total of All Taxes		\$ 1,253,127,175
Taxes Distributed to DURA		\$ 79,551,206
Denver Urban Renewal Authority		
Tax Distributed to DDA		\$ 13,328,372
Denver Downtown Development Authority		

2017 Assessment Calendar

January 1—All taxable property is listed and valued based on its status.
By April 17—All assessable business personal property (equipment, fixtures, and furnishings) must be listed on a Declaration Schedule and returned to the Assessor to avoid penalties.
By May 1—Real property valuations are mailed to taxpayers.
May 1 to June 1—Assessor hears protests to real property valuations.
July 15 to July 30—Assessor hears protests to business personal property valuations.
By August 25—Initial Certification of Value is sent to each taxing entity in the county.
By December 15—Taxing entities certify mill levies to Assessor.

The Assessment Division is responsible for the accurate valuation and uniform assessment of property within the City & County of Denver. All real and personal property, except that specifically exempted by law, is subject to taxation. It is the joint responsibility of the Assessor and the owner to ensure that property is correctly listed on assessment rolls.

Please Note

- The Assessor does **not** set tax rates (mill levies).
- City & County taxes are established each year under constitutional guidelines and are approved by the Mayor and City Council.
- School taxes are levied by Denver Public Schools under authority of the School Board.
- Special district taxes are approved by boards of directors for their individual districts.

Tax bill calculations are based on four components: Actual Value, Exempt Amount, Assessment Rate and Mill Levy. The **Assessor** determines Actual Value and amount(s) under law to be exempted from taxation; the **State** of Colorado sets the Assessment Rate for various classes of property and **Taxing Jurisdictions** (City & County, School and Special Districts) establish Mill Levies (tax rates).

In 2016, the State continued the following assessment rates:

Residential Property.....	7.96%
Natural Resources.....	87.50%
Non-residential.....	29.00%

Each charge or line on a Tax Bill is calculated as follows:
(Actual Value — Exemption) x Asmt Rate x Millage = Property Tax

Denver property taxes issued in January may be paid in one or two installments. To avoid interest charges, the first half of taxes due in 2017 must be paid by February 28th and the second half must be paid by June 15th. If paid in one installment, the entire amount must be received (or postmarked) no later than April 30th.

Denver staff are available from 7:30 AM to 4:30 PM Monday through Friday to answer questions and provide information by dialing 3-1-1 (720-913-1311). For 24x7 assistance visit the Assessor's Office online at:

www.denvergov.org/assessor

City & County of Denver Colorado



DENVER[®]
THE MILE HIGH CITY

2016

Total
Assessed Valuation
\$14,659,085,700

Michael B. Hancock
Mayor

Keith A. Erffmeyer
Assessor

2016 Abstract of Assessment

	Total Assessed Value	Total Actual Value
Vacant Land		
Residential	\$ 64,212,880	\$ 221,423,724
Commercial	72,741,580	250,833,034
Industrial	22,801,750	78,626,724
Agricultural	138,280	476,828
PUD	475,210	1,638,655
All Others	26,542,460	91,525,724
Possessory Interest	0	0
Total	\$ 186,912,160	\$ 644,524,690
Residential		
Single Family	\$ 4,283,500,320	\$ 53,812,818,090
Condominiums	773,818,130	9,721,333,291
Duplexes/Triplexes	97,292,730	1,222,270,477
Multi Unit (4 to 8)	45,760,230	574,877,261
Multi Unit (9 & up)	854,323,130	10,732,702,638
Manufactured Homes	598,060	7,513,317
Partial Exempt	3,736,720	46,943,719
Total	\$ 6,059,029,320	\$ 76,118,458,794
Commercial		
Merchandising	\$ 788,743,270	\$ 2,719,804,379
Lodging	373,247,600	1,287,060,690
Offices	2,880,900,530	9,934,139,759
Recreation	89,828,300	309,752,759
Commercial Condos	196,561,190	677,797,207
Possessory Interest	53,440,170	184,276,448
Special Purpose	719,942,120	2,482,559,034
Warehouses	1,047,767,620	3,612,991,793
Multi-Use	305,246,170	1,052,573,000
Partial Exempt	65,670,670	226,450,586
Total	\$ 6,521,347,640	\$ 22,487,405,655
Industrial		
Manufacturing	\$ 143,930,150	\$ 496,310,862
Total	\$ 143,930,150	\$ 496,310,862
Personal Property		
Residential	\$ 13,336,860	\$ 45,989,172
Commercial	695,731,410	2,399,073,828
Industrial	118,263,060	407,803,655
Prod. Oil & Gas	0	0
Total	\$ 827,331,330	\$ 2,852,866,655
Natural Resources		
Prod. Oil & Gas	\$ 0	\$ 0
Total	\$ 0	\$ 0
State Assessed	\$ 920,535,100	\$ 3,173,352,400
Grand Total	\$ 14,659,085,700	\$ 105,772,919,056
Exempt Properties	Total Assessed	Total Actual
Federal Government	\$ 187,490,250	\$ 646,518,103
State Government	359,191,370	1,247,889,036
County Government	1,848,536,180	7,094,228,813
Political Subdivision	1,132,158,340	3,906,818,416
Religious Entities	236,420,010	880,603,043
Private Schools	274,213,130	990,764,976
Charitable Entities	381,359,370	1,758,586,937
All Others	215,150,890	946,468,504
Total	\$ 4,634,519,540	\$ 17,471,877,828

Special Taxing Districts

	Assessed	Mill	Tax			
9th Ave Metro No 1	30	10.000	0	South Sloan's Lake Metro No 2 (17)	8,566,540	38.288
9th Ave Metro No 2	30	30.000	1	Southeast Public Improvement	286,716,100	2.000
9th Ave Metro No 3	30	10.000	0	Town Center Metro	360,000	84.000
Adams County/North Washington Fire	6,795,670	16.841	114,446	Town Center Metro Subdistrict No 1	5,008,290	50.000
Aviation Station No 2	30	53.000	2	Town Center Metro Subdistrict No 2	3,020,940	50.000
Aviation Station No 5	30	10.000	0	Valley Sanitation	11,770,940	2.265
Belleview Station Metro No 2	15,333,280	50.000	766,664	West Globeville Metro No 1	30	0.000
Bluebird BID	8,751,610	10.000	87,516	West Globeville Metro No 2	30	0.000
BMP No 2	978,320	0.000	0	Westerly Creek Metro (18)	430,075,100	56.899
BMP No 2 (debt) (1)	12,192,420	15.200	185,325	Total		\$ 62,320,800
BMP No 3 (2)	4,245,560	15.000	63,683	(1) \$131,965 of the tax for BMP Metro District No. 2 (debt) is distributed to S. Broadway TIF		
Bowles Metro	29,680,280	42.000	1,246,572	(2) \$45,347 of the tax for BMP Metro District No. 3 is distributed to South Broadway TIF		
Broadway Station Metro No 3 (3)	7,639,730	6.000	45,838	(3) \$26,288 of the tax for Broadway Station No. 3 is distributed to Cherokee TIF		
Central Platte Valley Metro (4)	159,525,050	31.750	5,064,920	(4) \$3,275,932 of the tax for Central Platte Valley is distributed to Denver Union Station DDA		
Central Platte Valley Metro (debt)	74,896,050	10.000	748,961	(5) \$10,729 of the tax for Cherry Creek Subarea BID is distributed to Denver Union Station DDA		
Cherry Creek North BID	226,906,760	17.142	3,889,636	(6) \$1,312,173 of the tax for DUS Metro No. 2 is distributed to Denver Union Station DDA		
Cherry Creek Subarea BID (5)	78,348,880	0.191	14,965	(7) \$117,292 of the tax for DUS Metro No. 3 is distributed to Denver Union Station DDA		
Clear Creek Valley Water/Sanitation	591,430	2.616	1,547	(8) 1,873 of the tax for Five Points BID is distributed to 2300 Welton St. TIF		
Colfax BID	53,680,450	8.012	430,088	(9) \$894 of the tax for Five Points BID is distributed to 2460 Welton St. TIF		
Colo. Int. Center Metro No 13	60	25.000	2	(10) \$4,904 of the tax for Five Points BID is distributed to Point Urban TIF		
Colo. Int. Center Metro No 14	10,961,600	60.000	657,696	(11) \$3,756 of the tax for Five Points BID is distributed to 2560 Welton St. TIF		
Denargo Market Metro No 2	8,578,320	40.000	343,133	(12) \$3,508 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)		
Denver Connection West Metro	6,460	50.000	323	(13) \$1,389 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)		
Denver Gateway Center Metro	4,258,060	48.000	204,387	(14) \$3,508 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase I)		
Denver Gateway Meadows Metro	17,410	48.000	836	(15) \$1,389 of the tax for RiNo BID is distributed to Ironworks Foundry TIF (Phase II)		
Denver High Point at DIA Metro	1,278,300	15.000	19,175	(16) \$983,191 of the tax for SBC Metro is distributed to Stapleton TIF		
Denver Intl. Business Center Metro No 1	22,584,450	44.204	998,323	(17) \$298,978 of the tax for South Sloan's Lake Metro No. 2 is distributed to Saint Anthony TIF		
DUS Metro No 2 (6)	65,608,630	30.000	1,968,259	(18) \$22,536,049 of the tax for Westerly Creek Metro is distributed to Stapleton TIF		
DUS Metro No 3 (7)	5,864,620	30.000	175,939			
Ebert Metro	81,863,920	84.000	6,876,569			
Ebert Metro (debt)	2,169,420	65.000	141,012	District	Assessed Value	
Fairlake Metro	23,121,200	8.031	185,686	Cherokee	8,657,848	
Fairlake Metro (debt)	10,223,880	0.000	0	Colorado National Bank Bldg	9,414,243	
Federal Boulevard BID	5,250,100	10.000	52,501	Denver Union Station DDA	164,255,016	
Five Points BID (8-11)	15,833,480	10.000	158,335	Downtown Denver	186,758,280	
Gateway Regional Metro	48,567,280	16.000	777,076	Executive Tower Hotel	15,374,807	
Gateway Village GID	22,533,600	20.000	450,672	Globeville Commercial	0	
Goldsmith Metro	286,001,100	10.500	3,003,012	Guaranty Bank	2,689,195	
Goldsmith Metro (debt)	30,604,930	0.000	0	Highlands Garden Village	11,442,435	
Greenwood Metro	2,330,910	7.500	17,482	Ironworks Foundry	829,867	
GVR Metro	88,008,100	20.094	1,768,435	Ironworks Foundry Phase 2	347,280	
Holly Hills Water /Sanitation	25,389,850	2.716	68,959	Lowenstein Theater	2,238,030	
Lakehurst Water/Sanitation	31,611,330	0.000	0	Marycrest	171,801,680	
Lowry Vista Metro	490,220	0.000	0	Marycrest	1,468,820	
Mile High Business Center Metro	23,979,200	35.000	839,272	Mercantile Square	2,450,629	
North Washington Street Water/Sanitation	6,794,500	0.924	6,278	Northeast Park Hill	4,534,090	
North Pecos Water/Sanitation	5,430,010	0.000	0	Point Urban	1,044,550	
Old South Gaylord BID	6,924,980	7.468	51,716	Saint Anthony	7,811,982	
RiNo BID (12 & 13)	141,322,060	4.000	565,288	South Broadway	19,221,756	
RiNo GID (14 & 15)	76,277,270	4.000	305,109	Stapleton	509,438,426	
Sand Creek Metro	31,348,310	32.000	1,003,146	York Street	5,594,610	
Sand Creek Metro (debt)	11,470,180	20.000	229,404	9th Avenue	8,383,000	
SBC Metro (16)	76,257,260	35.000	2,669,004	9th & Colorado	5,051,620	
Section 14 Metro	8,443,000	23.669	199,837	414 14th Street	1,771,320	
Section 14 Metro (debt -Raccoon Creek)	3,506,510	18.559	65,077	2300 Welton Street	214,189	
Section 14 Metro (debt-Fairmark)	4,150,630	6.687	27,755	2460 Welton Street	677,850	
Sheridan Sanitation No. 2	576,600	0.531	306	2560 Welton Street	375,550	
				2801 Welton Street	0	
				Total	\$ 1,141,847,073	